

INTERLAKEN CONDOMINIUM PLAN  
TRACT NO 34-2  
NOTES & DEFINITIONS SHEET

CONDOMINIUM PLAN NOTES AND DEFINITIONS  
FOR  
INTERLAKEN CONDOMINIUMS

1. "Project" shall mean and refer to that certain real property located in the County of Mono, State of California, more particularly described as Lot 1 of Tract 34-2, as shown on a Map recorded in Book 9, Pages 23 and 23A, of Tract Maps in the Office of the County Recorder for said County, together with all Improvements, including the Condominium Units, constructed thereon. The Project is composed of thirty-eight (38) individual Condominiums, as defined herein, numbered 1 through 38, inclusive, and of the Common Area, as defined herein.
2. "Common Area" shall mean and refer to all of that certain real property described in Paragraph 1 hereinabove, together with all Improvements constructed thereon, but excepting therefrom all of the Condominium Units as more particularly described in Paragraph 5 hereinbelow.
3. "Condominium" shall mean an estate in real property as defined in California Civil Code Section 783, consisting of a separate interest in a Condominium Unit together with an undivided interest in the Common Area. For purposes of this Condominium Plan, the ownership of each Condominium shall include a Condominium Unit, all easements appurtenant thereto, and the respective undivided interest in the Common Area.
4. "Condominium Building" shall mean and refer to a separate building containing one or more Condominium Units.
5. "Condominium Unit" shall mean and refer to the elements of a Condominium which are not owned in common with the Owners of other Condominiums in the Project, said Unit being more particularly shown and described herein.
6. "Improvements" shall mean and refer to all structures and appurtenances thereto of every kind including, but not limited to, Condominium Buildings, garages, pavements, sidewalks, private streets and driveways, fences, walls, retaining walls, decks, spas, tennis courts, barbeque areas, poles, signs and all landscaping.
7. Each Condominium Unit, contained within a Condominium Building, shall be a separate freehold estate, as defined in Section 1350 of the California Civil Code, consisting of some or all of the following elements in accordance with the plans and specifications for each Condominium Unit as more particularly shown and described herein:
- (a) The dwelling space bounded by and contained within the interior unfinished surfaces of the perimeter walls, floors, ceilings, windows and doors of said space, identified herein by the letter "U" followed by its respective Condominium Unit number (i.e., "U-1"). The lower boundary of each dwelling space is a horizontal plane, the elevation of which is indicated in the Schedule of Elevations set forth herein. The upper boundary of each dwelling space is as described herein and as indicated in the Schedule of Elevations set forth herein. The lateral boundaries of each dwelling space are vertical planes at the limits of the horizontal dimensions shown herein for each dwelling space.
8. Each Condominium Unit includes both the portion of the building so described and the airspace so encompassed, all windows and doors in said Unit, the hot water heater, and the heating unit in said Unit, but the following are not a part of the Condominium Unit: bearing walls, columns, beams, floors, roofs, slabs, foundations, reservoirs, tanks, pumps, sewers, drains, common trash receptacles, irrigation equipment and other central services, pipes, ducts, flues, chutes, conduits, wires, bug lights, exterior lighting and other utility installations wherever located (except all utility installations and/or outlets thereof when located within the Condominium Units), garages, pavements, sidewalks, private streets and driveways, fences, walls, retaining walls, decks, spas, tennis courts, barbeque areas, poles, signs and all landscaping.
9. A freehold estate consisting of an undivided interest in the remaining portion of the Project is described and referred to herein as the "Common Area". The Common Area shall include, without limitation, the Land within the Project as defined hereinabove, each Condominium Building (excepting therefrom the Condominium Units), together with all bearing walls, columns, beams, floors, roofs, slabs, foundations, reservoirs, tanks, pumps, on-site sewer laterals, drains, common trash receptacles, irrigation equipment and other central services, pipes, ducts, flues, chutes, conduits, wires, bug lights, exterior lighting and other utility installations wherever located (except all utility installations and/or outlets thereof when located within the Condominium Units), garages, pavements, sidewalks, private streets and driveways, fences, walls, retaining walls, decks, spas, tennis courts, barbeque areas, poles, signs and all landscaping.
10. Portions of the Common Area shown and described herein as garages and decks are hereby set aside as Restricted Common Area, and are allocated as set forth herein. Each garage, located and designated herein by the letter "G" followed by its respective Condominium Unit number (i.e., "G-1"), is hereby assigned to such Condominium Unit as set forth herein. Each deck, located and designated herein by the letter "D" followed by its respective Condominium Unit number followed by a letter (i.e., "D-1A" and "D-1B", representing the two (2) decks assigned to Condominium Unit "U-1"), is hereby assigned to such Condominium Unit as set forth herein. Each garage and each deck constitutes an exclusive easement appurtenant to its assigned Condominium Unit, subject to the exclusive uses and purposes set forth in the Declaration of Restrictions recorded on the Project.

11. In addition to the exclusive easements for his respective Restricted Common Area, each Owner of a Condominium shall have a nonexclusive easement appurtenant to his Condominium for ingress, egress, use and enjoyment on and over those portions of the Common Area not set aside herein as Restricted Common Area.
12. All airspace boundary lines intersect at right angles unless otherwise indicated.
13. The lateral dimensions of the elements of the Condominium Units and of the Restricted Common Area are shown on the typical floor plans shown herein.
14. The elevations of the vertical boundaries of the elements of the Condominium Units are shown on the schedule of vertical elevations herein.
15. Heavy solid lines indicate the horizontal and vertical limits of the Condominium Units. Heavy dashed lines indicate the horizontal limits of the Restricted Common Area.
16. In interpreting the Declaration of Restrictions, this Condominium Plan and all instruments of conveyance, the existing physical boundaries of the Condominium Unit or of a Condominium Unit reconstructed in substantial accordance with this Condominium Plan, shall be conclusively presumed to be its boundaries rather than the metes and bounds (or other description) expressed in the Declaration, Condominium Plan or instrument of conveyance, regardless of settling or lateral movement of the Condominium Building and regardless of any minor variance between boundaries shown herein, in the deed and/or in the Declaration and those of the Condominium Building.
17. The BASIS OF BEARINGS shown on the Survey and Building Location Map is based on the westerly line of Parcel 1 of Parcel Map No. 34-1, Recorded in Book 1 at Page 4, and shown as N 02° 18' 00" W.
18. Elevations for the vertical limits of all Condominium Units are based upon the following: Found 1-1/2" Iron Pipe at Northwest corner of property, Elevation 7691.81 feet.
19. All building ties are at right angles to Project boundary unless otherwise shown and are measured from the foundation lines of the buildings, or their prolongations.

SCHEDULE OF ELEVATIONS						
UNIT NO.	FIRST LEVEL		SECOND LEVEL		THIRD LEVEL	
	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER
ELEVATION						
1	7679.0	7686.8				
2	7679.0	7686.8				
3			7688.0	7695.8		
4	7679.0	7686.8	7688.0	7695.8		
5			7688.0	7695.8		
6					7697.0	Varies
7	7675.0	7682.8				
8	7675.0	7682.8				
9			7684.0	7691.8	7693.0	Varies
10			7684.0	7691.8	7693.0	Varies
11	7668.0	7675.8				
12	7668.0	7675.8				
13			7677.0	7684.8		
14	7668.0	7675.8	7677.0	7684.8		
15			7677.0	7684.8		
16					7686.0	Varies
17	7653.0	7660.8	7662.0	Varies		
18	7653.0	7660.8	7662.0	Varies		
19	7653.0	7660.8	7662.0	Varies		
20	7653.0	7660.8	7662.0	Varies		
21	7643.0	7650.8	7652.0	Varies		
22	7643.0	7650.8	7652.0	Varies		
23	7643.0	7650.8	7652.0	Varies		
24	7643.0	7650.8	7652.0	Varies		
25	7629.0	7636.8				
26	7629.0	7636.8				
27	7629.0	7636.8				
28			7638.0	7645.8		
29			7638.0	7645.8		
30			7638.0	7645.8		
31					7647.0	Varies
32	7633.0	7640.8				
33	7633.0	7640.8				
34			7642.0	7649.8		
35	7633.0	7640.8	7642.0	7649.8		
36			7642.0	7649.8		
37					7651.0	Varies
38					7651.0	Varies

CIP Vol 1 Page 26-A